

**TOWN OF EAST WINDSOR  
WATER POLLUTION CONTROL AUTHORITY**

**Minutes of Meeting of November 17, 2010**

**Members Present:** Paul Anderson, Tom Davis, Jim Barton, Dave Tyler and Chuck Riggott (Alternate)

**Members Absent:** Peter Pippin

**Others Present:** WPCA Superintendent E. Arthur Enderle III, WPCA Chief Operator Edward Alibozek, WPCA Attorney Vincent Purnhagen and Recording Secretary Laura Michael

**Time and Place**

Paul Anderson, Chairman, called the meeting to order at 7:00 p.m. at the East Windsor Water Pollution Control Authority Administration Building, 192 South Water St., East Windsor, CT

**I. Designate Alternate**

Mr. Riggott was designated as a replacement for Mr. Pippin.

**II. Acceptance of Minutes of October 27, 2010**

**Motion:** To accept the minutes of October 27, 2010.  
Barton/Riggott  
Passed unanimously

**III. Payment of Bills**

**Motion:** To authorize the payment of the November 2010 bill sheet in the amount of \$29,294.44  
Barton/Davis  
Discussion: Mr. Enderle went over the bill sheet outlining any unusual bills.  
Passed unanimously

**IV. Visitors**

Mr. Enderle introduced Mr. Alan Schindler, 8 Field Circle, Board of Director Member of Meadow Farms and Mr. Sam Johnson, 40 Hillside Farms Dr, President of the Hillside Farms Association. Mr. Enderle explained that Meadow Farms and Hillside Farms are private, active adult developments and Farms Rd is public, single family homes. The sewer line on Farms Rd runs through Meadow Farms; this is a public sewer line running through a private development. In April or May there was a sewer backup, Marc Brennan responded to the call. It was discovered that the problem was within the complex. There is an agreement between Hillside Farms and Meadow Farms. Hillside Farms expected Meadow Farms to pay half of the expense of the repair. Mr. Schindler didn't want to set precedence by paying for half of this bill when the problem originated from Farms Rd. Mr. Johnson explained that there is public sewer feeding into private sewer. Mr. Enderle and Mr. Brennan verified that the public sewer runs through the private sewer. It was questioned whether Farms Rd is an accepted Town Road, Town Assessor Carol Madore stated that it has not been accepted as a Town Road. Mr. Schindler explained that the development was re-subdivided; originally there were to be 40 active adult units; this was reduced to 28 and the private lots were increased to 14 lots. To date, only 15 of

the active adult units have been built. Mr. Schindler feels that Farms Rd is an assumed Town Road. It was suggested that Mr. Schindler and Mr. Johnson speak with the Town Planner. Mr. Anderson stated that more facts were required before a decision can be made. Mr. Schindler and Mr. Johnson thanked the Board for their time and left the meeting.

**Motion:** To suspend the regular meeting for the purpose of holding the public hearing scheduled at 7:30 p.m.  
Barton/Davis  
Passed unanimously

#### **V. Public Hearing Scheduled at 7:30 p.m.**

**Motion:** To open the public hearing scheduled for Saville, 39 Winton Rd through Newberry Village LLC, 80 Mourning Dove Trail.  
Tyler/Barton  
Passed unanimously

There was no one present for Saville, 39 Winton Rd. Mr. Enderle explained that this is an existing residential single family and the FCC has been paid in full.

There was no one present for Newberry Village LLC, 78 Mourning Dove Trail. Mr. Enderle explained that this is an active adult housing unit and one half of the FCC has been paid.

There was no one present for Newberry Village LLC, 80 Mourning Dove Trail. Mr. Enderle explained that this is an active adult housing unit and one half of the FCC has been paid.

**Motion:** To close the public hearing for Saville, 39 Winton Rd through Newberry Village LLC, 80 Mourning Dove Trail.  
Barton/Riggott  
Passed unanimously

**Motion:** To return to the visitor portion of the meeting.  
Barton/Riggott  
Passed unanimously

#### **Visitors - continued**

##### **Carol Madore, Town of East Windsor Assessor**

Mr. Anderson asked Ms. Madore if she could explain the property values. The WPCA uses a 3 part formula to calculate the assessments, front footage, assessed value and dwelling units. Ms. Madore asked if they were dealing with a set time, a certain Grand List. Mr. Anderson explained that they use the 1<sup>st</sup> Grand List after the completion of a project. They are using the 2006 Grand List for the Prospect Hill Rd assessments. Mr. Barton stated that using the dwelling unit charge is not fair. A lot with a dwelling on it is not deriving the same benefit as a lot without a dwelling on it; the vacant lot is deriving more of a benefit. He does not think that dwelling units should be used. Ms. Madore explained that they are using a policy that is already in place. Attorney Purnhagen stated that they have already determined the formula but they can change the percent to recover. The formula they are using is a traditional formula used by most towns. Mr. Barton felt that the frontage, assessed value and a flat charge could be used to determine the assessments. Ms. Madore questioned if they wanted to change their policy now, after the project has already been completed. Mr. Enderle reminded the Board that they had decided that the policy was used for the Newberry Rd would be used for Prospect Hill Rd. Mr. Barton said

that the problem is that it is a small area and there are only a few property owners to assess. Mr. Barton feels the dwelling unit charge is too high. Mr. Tyler agreed that the dwelling unit charge is unfair and asked what could be used as a substitute. Attorney Purnhagen explained that they could work within the formula. There was a discussion regarding different formulas to be used for the assessments. Mr. Enderle thanked Ms. Madore. He appreciates her efforts; she has been very helpful.

#### **VI. Public Participation**

There wasn't anyone from the public present.

#### **VII. Receipt of Applications**

Peter Koumlelis, Coffee House, 147 Main St, Broad Brook

Mr. Enderle reported that we have not received the flow data. He stopped and let Khamp know that he needed to stop in with the information; he has not.

**VIII. Approval of Applications** – there were no applications to be approved.

#### **IX. Legal**

Attorney Purnhagen reported that a letter was forwarded to him from the WPCA office requesting that interest be waived on a sewer use bill; the property owner is serving in the military and has been in Afghanistan for the past year. Attorney Purnhagen read the letter. CT State Statute 12-146c allows for the interest to be waived.

**Motion:** To waive the delinquent interest charge for Brian American, 238 Main St, East Windsor, CT  
Barton/Riggott  
Passed unanimously

#### **X. Action on Facility Connection Charges**

**Motion:** To impose the FCC as published for Saville, 39 Winton Rd through Newberry Village LLC, 80 Mourning Dove Trail.  
Tyler/Riggott  
Passed unanimously

***\*Attorney Purnhagen left the meeting at 8:48 p.m.***

#### **XI. Unfinished Business**

Prospect Hill Road Benefit Assessments – already discussed

Sewer Manhole Rehabilitation

Mr. Enderle explained that there are 9 areas that need repair. An information packet was given to the Board Members showing the problem areas. Mr. Alibozek explained the problems. There are broken rings, crumbling brick under the risers and hidden manholes. Mr. Enderle believes that the repairs would cost between \$3,000 and \$5,000; this is a serious issue and they need to find the money for the repairs. They are concerned there could be a collapse on Depot St from the truck traffic. There is also an urgent repair on Bridge St by the Shell Station. Mr. Barton asked where they could get the money from. Mr. Enderle replied that they could take some money from different line items. Mr. Barton thought they should do the top priority repairs, but need to realize that money won't be available for other things. Mr. Anderson felt they could take the money from the major sewer line repair account that the WPCA and the Town contributes to. Mr. Alibozek suggested allotting \$5000 for the repairs. Mr. Barton stated that the

critical areas need to be repaired regardless of the cost. Mr. Enderle said that Len Norton, Public Works Director, uses Cota and Kement Construction; he would like to use these contractors as well as Rolocut Construction and rotate the contractors. It was decided that Mr. Alibozek would get quotes for the work and go with the lowest bid, as long as the contractor is reputable.

**XII. New Business**

On November 30<sup>th</sup>, Mr. Anderson and Mr. Davis will be going to a workshop with Mr. Enderle. This workshop is geared toward WPCA members.

**XIII. Adjournment**

**Motion:** To adjourn the meeting at 9:15 p.m.  
Riggott/Tyler  
Passed unanimously

Respectfully submitted,

Laura Michael  
Recording Secretary